



Staple Close, Walsham-Le-Willows, Bury St. Edmunds

Sheridans



An immaculately presented three bedrooomed semi-detached house in sought after village location with outstanding countryside views.

Built in the 1980's, this spacious family home provides a surprising level of accommodation situated in a good sized plot in a quiet cul-de-sac location overlooking a green.

Benefiting from oil fired central heating and double glazing, the accommodation in brief comprises of porch / entrance hall with built in storage with door leading to the large sitting room, which benefits from a feature fireplace with log burner, large bay window and handy understairs storage. The sitting room easily flows into the open plan dining room, the perfect space for entertaining. The modern shaker style kitchen has a range of wall and base units with space for a freestanding oven and fridge freezer, with views out to the garden and side door to garden. A bright and airy conservatory with brick detailing and patio doors onto the terrace.

On the first floor the master double bedroom has fitted wardrobes with views to the rear. The second double bedroom has views to the front. The third single bedroom with thoughtful storage and modern family bathroom completes the accomodation.

Outside

To the front of the house is a lawned garden with shrubs and flowering plants with driveway and single garage. Gateed side access leads to the rear garden which are mostly laid to lawn with post and rail fencing showcasing outstanding interrupted countryside views. The gardens include a decked terrace an ideal space for alfresco dining. There is further outbuildings including a

home office / studio, perfect for home working (this is used for storage for the current vendors) and an additional large store for additional storage.

Location

Walsham-Le-Willows is a historic and picturesque village providing a good range of local facilities including butchers, building merchants with garden equipment, two public houses, a well-regarded primary school and a fine local church as well as a Premier convenience store. The village is situated approximately 11 miles north east of Bury St Edmunds and 12 miles from Stowmarket with its main line rail link to London.

Directions

When entering Walsham-Le-Willows from the direction of Badwell Ash, turn right into Palmer Street, where the entrance to Staple Close will be found further on the right.

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Services

Mains electricity, water and drainage are connected. Heating is supplied by oil fired radiator central heating.

Council Tax: Mid Suffolk Band:

Broadband speed: Up to 70 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Likely Source Ofcom)

Flood Risk: Low Risk (Source gov.uk)

Tenure – Freehold

Agent Note

Garden measurements

Front Garden

20ft from front window to wall. 13 ft from wall to front porch.

- Immaculately presented semi-detached home in popular village
- Sitting room with fireplace and woodburning stove
- Modern kitchen
- Dining room
- Three bedroms
- Family bathroom
- Driveway with single garage
- Good sized garden with outstanding views
- Outbuildings including studio/home office
- Quiet cul-de-sac location

20fr from fence to edge of driveway

Rear Garden

31ft 6" width

28ft length from conservatory to end of garden

41ft 6" end of house to end of garden



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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